

2013 **Greene County** Property Tax Report with Comparison to 2012

Legislative Services Agency

September 2013



This report describes property tax changes in Greene County between 2012 and 2013.

Property tax changes in 2013 were affected most by local factors, such as changes in assessed values, deductions, levies, credits, and tax rates. However, three statewide trends affected a large number of counties.

- First, pay-2013 was a statewide reassessment year. In past reassessments there were double-digit percentage increases in assessed values, but this time assessments were almost unchanged statewide. The difference was trending, which has been adjusting assessments annually since 2007. Few counties experienced large assessment increases in 2013. Many experienced assessment decreases.
- Second, farmland assessments continued to rise, with the base rate of an acre increasing 8.7% from \$1,500 to \$1,630. High commodity prices and low interest rates were the reason. Rising farmland assessments were especially important in rural counties, where farmland is a larger part of total assessed value.
- Third, many local income tax credit rates increased substantially. This was due to a corrected distribution of local income tax revenues to local governments. Extra income tax revenue was applied to tax credits in 2013. This may mean that credit rates will fall (and tax bills will rise) in 2014.

Still, local factors were most influential in individual counties in 2013. Here is what affected taxes in Greene County.

	Average Change in Tax Bill, All Property	Total Levy, All Units	Certified Net Assessed Value	Tax Cap Credits % of Levy
2013	6.8%	\$20,095,882	\$913,831,800	7.8%
Change		5.9%	3.0%	
2012	-1.9%	\$18,967,924	\$887,362,212	6.8%

Comparable Homestead Property Tax Changes in Greene County

The total tax bill for all taxpayers in Greene County increased by 6.8% in 2013. The main reason was a 5.9% increase in the total property tax levy. In this reassessment year, certified net assessed value increased by 3.0%. Since the levy increase exceeded the certified net assessed value rise, tax rates increased, and this caused tax cap credits as a share of the levy to rise from 6.8% in 2012 to 7.8% in 2013.

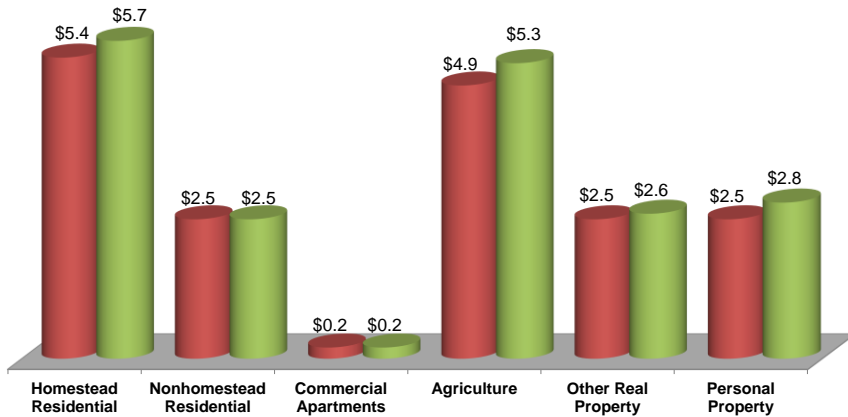
Greene County homeowners experienced a 4.8% increase in property tax bills in 2013. This was due to an increase in homestead net assessed value and an increase in property tax rates. Statewide, the average homeowner's tax bill was almost unchanged.

	2012 to 2013	
	Number of Homesteads	% Share of Total
Summary Change in Tax Bill		
Higher Tax Bill	5,799	63.0%
No Change	609	6.6%
Lower Tax Bill	2,802	30.4%
Average Change in Tax Bill	4.8%	
Detailed Change in Tax Bill		
20% or More	1,432	15.5%
10% to 19%	1,577	17.1%
1% to 9%	2,790	30.3%
-1% to 1%	609	6.6%
-1% to -9%	1,678	18.2%
-10% to -19%	456	5.0%
-20% or More	668	7.3%
Total	9,210	100.0%

Note: Percentages may not total due to rounding.

Comparison of Net Property Tax by Property Type (In Millions)

■ 2012 - Total \$18.0 ■ 2013 - Total \$19.1



In Greene County net property taxes were divided among homestead, agriculture, and business (other real and personal) property owners in 2013. Total net property taxes increased 6.8%, more than the average 2.1% increase statewide. Personal property saw the biggest percentage increase, while commercial apartments is the only sector that had decreased taxes.

Property tax rates increased in 21 of 23 Greene County tax districts in 2013. The average tax rate rose by 2.9% because the levy increase exceeded the increase in certified net assessed value. Statewide, the average tax rate increased by 4.2%.

Greene County increased by 5.9%, compared to a 3.7% statewide levy increase. Detailed levy changes for local governments in Greene County are included in a later table.

The total levies of all government units in

Property Type	Gross AV Pay 2012	Gross AV Pay 2013	Gross AV Change	Net AV Pay 2012	Net AV Pay 2013	Net AV Change
Homesteads	\$755,549,261	\$779,220,313	3.1%	\$245,320,431	\$257,625,938	5.0%
Other Residential	138,983,499	137,936,199	-0.8%	131,063,665	129,673,048	-1.1%
Ag Business/Land	309,875,230	322,604,308	4.1%	300,720,534	314,162,112	4.5%
Business Real/Personal	281,912,349	300,304,162	6.5%	235,596,123	253,334,256	7.5%
Total	\$1,486,320,339	\$1,540,064,982	3.6%	\$912,700,753	\$954,795,354	4.6%

Net AV equals gross AV less deductions and exemptions. Certified net AV is set with the budget, certified by the county auditor and used to calculate tax rates. It may be adjusted by the auditor to account for appeals. Net AV in the above table is summed from tax bills. It includes TIF allocations while Certified net AV does not. Gross AV also is summed from tax bills. Circuit breaker tax caps are calculated on gross AV.

Greene County's total billed net assessed value increased by 4.6% in 2013. Increases in business, agricultural, and homestead assessments were the main reasons. Net assessed value for all of Indiana was nearly unchanged, rising by only 0.1%.

Tax Cap Category	2012	2013	Difference	% Change
1%	\$246,363	\$301,082	\$54,720	22.2%
2%	989,478	1,029,061	39,583	4.0%
3%	46,524	205,187	158,663	341.0%
Elderly	39,468	64,042	24,575	62.3%
Total	\$1,321,831	\$1,599,372	\$277,541	21.0%
% of Levy	6.8%	7.8%		

Total tax cap credits in Greene County were \$1.6 million, which was 7.8% of the levy. This was less than the state average of 10.9%, but more than the median or typical county percentage of 4.2%. Tax rates were the main determinant of tax cap credits. Greene County's average tax rate was higher than the statewide

median rate, but less than the statewide average rate. Most of the tax cap credits in Greene County were in the 2% nonhomestead residential/farmland category. A later table shows tax cap credits by category for each local government unit.

Tax cap credits in Greene County increased \$277,541 between 2012 and 2013. Credits as a share of the total levy rose to 7.8% in 2013 from 6.8% in 2012.

Greene County Levy Comparison by Taxing Unit

Taxing Unit						% Change			
	2009	2010	2011	2012	2013	2009 - 2010	2010 - 2011	2011 - 2012	2012 - 2013
County Total	16,563,706	18,448,702	19,406,979	18,967,924	20,095,882	11.4%	5.2%	-2.3%	5.9%
Greene County	4,495,581	4,915,785	5,041,929	5,196,393	5,410,799	9.3%	2.6%	3.1%	4.1%
Beech Creek Township	74,667	78,612	70,906	147,092	62,248	5.3%	-9.8%	107.4%	-57.7%
Cass Township	21,111	22,471	23,063	21,885	19,591	6.4%	2.6%	-5.1%	-10.5%
Center Township	75,901	103,385	115,550	100,799	121,149	36.2%	11.8%	-12.8%	20.2%
Fairplay Township	26,953	31,361	11,944	12,335	12,700	16.4%	-61.9%	3.3%	3.0%
Grant Township	20,901	23,043	10,528	10,899	11,162	10.2%	-54.3%	3.5%	2.4%
Highland Township	21,636	22,237	22,744	23,339	24,052	2.8%	2.3%	2.6%	3.1%
Jackson Township	36,815	36,869	37,758	38,621	39,898	0.1%	2.4%	2.3%	3.3%
Jefferson Township	56,936	39,597	40,576	41,879	43,114	-30.5%	2.5%	3.2%	2.9%
Richland Township	58,824	62,826	64,476	65,703	68,203	6.8%	2.6%	1.9%	3.8%
Smith Township	25,203	12,034	12,310	12,744	13,086	-52.3%	2.3%	3.5%	2.7%
Stafford Township	10,448	11,152	11,428	11,788	12,103	6.7%	2.5%	3.2%	2.7%
Stockton Township	143,786	149,509	152,635	156,367	160,880	4.0%	2.1%	2.4%	2.9%
Taylor Township	19,680	24,136	24,369	25,502	26,457	22.6%	1.0%	4.6%	3.7%
Washington Township	29,231	30,899	31,942	28,735	28,567	5.7%	3.4%	-10.0%	-0.6%
Wright Township	96,357	106,332	108,882	112,014	115,578	10.4%	2.4%	2.9%	3.2%
Linton Civil City	942,785	989,493	1,007,697	690,580	946,744	5.0%	1.8%	-31.5%	37.1%
Jasonville Civil City	292,722	325,683	334,065	334,818	353,955	11.3%	2.6%	0.2%	5.7%
Bloomfield Civil Town	262,564	286,802	293,649	302,155	310,876	9.2%	2.4%	2.9%	2.9%
Lyons Civil Town	83,546	90,299	92,675	95,835	98,525	8.1%	2.6%	3.4%	2.8%
Newberry Civil Town	18,318	19,502	20,019	20,621	21,207	6.5%	2.7%	3.0%	2.8%
Switz City Civil Town	14,921	16,366	66,710	67,684	70,490	9.7%	307.6%	1.5%	4.1%
Worthington Civil Town	148,686	160,645	230,277	231,028	231,019	8.0%	43.3%	0.3%	0.0%
Bloomfield School District	1,753,494	1,852,780	1,953,047	1,950,555	2,184,084	5.7%	5.4%	-0.1%	12.0%
Eastern Consolidated School Corp	2,826,996	3,094,560	3,199,791	3,271,104	3,338,361	9.5%	3.4%	2.2%	2.1%
Linton-Stockton School Corp	1,907,481	2,167,489	2,604,221	2,666,565	2,605,743	13.6%	20.1%	2.4%	-2.3%
M.S.D. Shakamak School Corp	606,129	691,249	703,134	605,183	685,068	14.0%	1.7%	-13.9%	13.2%
White River Valley Cons School Corp	1,722,066	2,308,247	2,373,978	1,932,305	2,279,575	34.0%	2.8%	-18.6%	18.0%
Jasonville Public Library	29,594	31,060	32,847	32,916	34,837	5.0%	5.8%	0.2%	5.8%
Linton Public Library	344,733	321,562	275,154	311,448	354,242	-6.7%	-14.4%	13.2%	13.7%
Worthington Public Library	66,341	75,963	77,972	80,434	82,726	14.5%	2.6%	3.2%	2.8%
Bloomfield-Eastern Greene County Pub Lib	329,300	346,754	360,703	368,598	328,843	5.3%	4.0%	2.2%	-10.8%
Greene County Solid Waste Mgmt Dist	0	0	0	0	0				
Greene County Redevelopment Commission	0	0	0	0	0				

Greene County 2013 Tax Rates, Credit Rates, and Net Tax Rates for Homesteads by Taxing District

Dist #	Taxing District	Tax Rate	Credit Rates						Net Tax Rate, Homesteads
			LOIT PTRC	COIT	CEDIT	CEDIT	LOIT	LOIT	
				Homestead	Homestead	Residential	Homestead	Residential	
28001	Beech Creek Township	2.6385	--	--	--	--	--	--	2.6385
28002	Cass Township	1.4478	--	--	--	--	--	--	1.4478
28003	Newberry Town	2.3451	--	--	--	--	--	--	2.3451
28004	Center Township	2.6843	--	--	--	--	--	--	2.6843
28005	Fairplay Township	1.4369	--	--	--	--	--	--	1.4369
28006	Switz City-Fairplay Township	1.8733	--	--	--	--	--	--	1.8733
28007	Grant Township	1.4357	--	--	--	--	--	--	1.4357
28008	Switz City-Grant Township	1.8721	--	--	--	--	--	--	1.8721
28009	Highland Township	1.9024	--	--	--	--	--	--	1.9024
28010	Jackson Township	2.6150	--	--	--	--	--	--	2.6150
28011	Jefferson Township	1.6133	--	--	--	--	--	--	1.6133
28012	Worthington Town	2.4429	--	--	--	--	--	--	2.4429
28015	Smith Township	1.4545	--	--	--	--	--	--	1.4545
28016	Stafford Township	1.3915	--	--	--	--	--	--	1.3915
28017	Stockton Township	2.4362	--	--	--	--	--	--	2.4362
28018	Linton City	3.2822	--	--	--	--	--	--	3.2822
28019	Taylor Township	1.8830	--	--	--	--	--	--	1.8830
28020	Washington Township	1.4015	--	--	--	--	--	--	1.4015
28021	Lyons Town	2.5960	--	--	--	--	--	--	2.5960
28022	Wright Township	1.8238	--	--	--	--	--	--	1.8238
28023	Jasonville City	3.5383	--	--	--	--	--	--	3.5383
28024	Richland Township	1.8988	--	--	--	--	--	--	1.8988
28025	Bloomfield Town	2.4450	--	--	--	--	--	--	2.4450

Notes: A *Taxing District* is a geographic area of a county where taxing units overlap, so the sum of the taxing unit tax rates is the total district rate.

The *Tax Rate* is the gross levy divided by net assessed value, in dollars per \$100 assessed value.

The *LOIT*, *COIT*, and *CEDIT* credits are funded by local income taxes.

The *Net Tax Rate for Homesteads* is calculated by reducing the tax rate by the various credit percentages.

Greene County 2013 Circuit Breaker Cap Credits

Taxing Unit Name	Circuit Breaker Credits by Property Type					Circuit Breaker as % of Levy	
	(1%) Homesteads	(2%) Other Residential and Farmland	(3%) All Other Real/Personal	Elderly	Total	Levy	
<i>Non-TIF Total</i>	301,082	1,029,061	205,187	64,042	1,599,372	20,095,882	8.0%
<i>TIF Total</i>	0	0	0	0	0	436,513	0.0%
<i>County Total</i>	301,082	1,029,061	205,187	64,042	1,599,372	20,532,395	7.8%
Greene County	66,488	212,347	36,256	15,775	330,867	5,410,799	6.1%
Beech Creek Township	1,827	4,817	0	221	6,865	62,248	11.0%
Cass Township	2	40	0	24	66	19,591	0.3%
Center Township	4,695	9,252	0	656	14,603	121,149	12.1%
Fairplay Township	3	0	0	17	20	12,700	0.2%
Grant Township	62	0	0	29	91	11,162	0.8%
Highland Township	195	0	0	42	237	24,052	1.0%
Jackson Township	895	3,791	0	117	4,803	39,898	12.0%
Jefferson Township	208	619	0	132	959	43,114	2.2%
Richland Township	131	521	0	270	922	68,203	1.4%
Smith Township	0	0	0	9	9	13,086	0.1%
Stafford Township	33	0	0	13	46	12,103	0.4%
Stockton Township	3,261	10,982	2,249	666	17,157	160,880	10.7%
Taylor Township	95	0	0	57	151	26,457	0.6%
Washington Township	56	172	0	20	248	28,567	0.9%
Wright Township	174	3,421	1,715	208	5,517	115,578	4.8%
Linton Civil City	22,384	96,680	42,306	3,482	164,852	946,744	17.4%
Jasonville Civil City	1,085	54,213	27,177	494	82,969	353,955	23.4%
Bloomfield Civil Town	2,142	12,729	0	983	15,855	310,876	5.1%
Lyons Civil Town	2,431	7,401	0	174	10,006	98,525	10.2%
Newberry Civil Town	24	608	0	206	838	21,207	4.0%
Switz City Civil Town	145	0	0	133	278	70,490	0.4%
Worthington Civil Town	2,465	8,164	0	1,313	11,942	231,019	5.2%
Bloomfield School District	9,032	24,112	0	6,735	39,879	2,184,084	1.8%
Eastern Consolidated School Corp	105,605	271,930	0	13,999	391,535	3,338,361	11.7%
Linton-Stockton School Corp	56,159	211,424	66,853	10,324	344,759	2,605,743	13.2%
M.S.D. Shakamak School Corp	1,198	33,651	16,869	1,189	52,907	685,068	7.7%
White River Valley Cons School Corp	6,402	12,061	0	3,858	22,321	2,279,575	1.0%
Jasonville Public Library	107	5,336	2,675	49	8,166	34,837	23.4%
Linton Public Library	7,635	28,742	9,088	1,404	46,869	354,242	13.2%
Worthington Public Library	399	1,187	0	253	1,839	82,726	2.2%
Bloomfield-Eastern Greene County Pub Lib	5,746	14,861	0	1,191	21,798	328,843	6.6%
Greene County Solid Waste Mgmt Dist	0	0	0	0	0	0	
Greene County Redevelopment Commission	0	0	0	0	0	0	
TIF - Fairplay Township	0	0	0	0	0	402,680	0.0%
TIF - Jefferson Township	0	0	0	0	0	28,003	0.0%
TIF - Taylor Township	0	0	0	0	0	5,830	0.0%

Notes: Circuit breaker tax cap credits are tax savings for taxpayers and revenue losses for local government units. Circuit breaker credits are highest in tax districts with the highest tax rates. These are usually districts that include cities or towns because the municipal tax rate is included in the district tax rate. This means that most circuit breaker credits are in cities and towns and in units that overlap cities and towns.

Circuit Breaker Credit Types:

Homesteads are owner-occupied primary residences and include homestead land and buildings in the 1% tax cap category. Owner-occupied mobile homes and agricultural homesteads are included in this category. This category only includes credits on the portion of the property that qualifies as a homestead.

Other Residential/Farmland includes small rental housing units, larger commercial apartments, second homes, long-term care facilities, and farmland, in the 2% tax cap category.

All Other Real/Personal is commercial, industrial, and utility land and buildings, and business equipment, including agricultural equipment, in the 3% tax cap category. This category also includes credits on the portion of homeowner properties that do not qualify as a homestead.

Elderly includes credits for the 2% annual limit on homestead tax bill increases for low-income homeowners, age 65 and over. The *Total Levy by Unit* is gross property taxes levied, before all tax credits. For TIF districts, this amount represents the TIF proceeds before circuit breaker credits. This information is included to allow comparison to the circuit breaker revenue losses.

Numbers may not total due to rounding.